

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

Special Meeting-Continued from August 24, 2004

SUBJECT: HOME RULE CHARTER AMENDMENT

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Donald S. Fisher **CONTACT:** April Boswell **EXT.** 7339

Agenda Date 09/02/04 **Regular** ☐ **Consent** ☐ **Work Session** ☐ **Briefing** ☐
Public Hearing – 10:00 ☒ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

1. Approve the ordinance proposing amendments to the Seminole County Home Rule Charter, through referendum vote, that will designate a Rural Boundary, establish a Rural Area and provide that the Seminole County Comprehensive Plan shall control Land Use within said Rural Area until January 1, 2007; or
2. Approve the ordinance proposing amendments to the Seminole County Home Rule Charter, through referendum vote, that will designate a Rural Boundary, establish a Rural Area and provide that the Seminole County Comprehensive Plan shall control Land Use within said Rural Area; or
3. Deny the proposed Home Rule Charter Amendment.

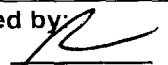
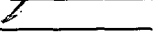

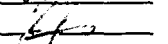
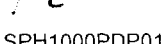
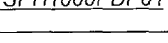
District: Countywide

April Boswell, Senior Planner

BACKGROUND:

At its meeting of August 24, 2004, the Board of County Commissioners held the continuation of a public hearing to consider an ordinance proposing amendments to the Seminole County Home Rule Charter, through referendum vote, that will establish a Rural Boundary, define Rural Lands and provide authority to amend said boundary and land use determination authority for all Rural Lands to the Board of County Commissioners. Although the Board closed the public comment session at the August 10, 2004 meeting, the Board heard from Cities regarding comments of their review of the draft ordinance presented at the August 10, 2004 meeting.

The City of Winter Springs presented a resolution, in an effort to

Reviewed by:	
Co Atty:	
DFS:	
Other:	
DCM:	
CM:	
File No.	SPH1000PDP01

work with the County on a joint planning agreement regarding protection of the Rural Area. The City Commission passed the resolution at their August 23, 2004 meeting, initiating a moratorium in Winter Springs for a two year, three month period on annexation, extension of water and sewer utility services, and any change to the City's Comprehensive Plan related to the properties in the current rural area of the County at the northeast border of Winter Springs commonly known as the Black Hammock, not currently in the jurisdiction of Winter Springs. Winter Springs will need to hold a first and second reading on the moratorium ordinance in the upcoming weeks.

The City of Oviedo was not present but it was stated by Winter Springs Commissioner Michael S. Blake that Oviedo also intends to enact a similar moratorium. The City of Oviedo has a Special Meeting scheduled for Wednesday, September 1, 2004 at 5:00 pm. According to the Oviedo City Clerk, the agenda schedules review of the resolution adopted by Winter Springs and the City Council will consider a resolution for Oviedo.

The County Attorney's Office presented an alternative draft ordinance at the August 24, 2004 Board meeting that builds in a sunset provision to the proposed charter amendment. This option provides an opportunity for the County and Cities to work towards a joint planning agreement during the two year, three month period, effectuating expiration of the elements of the charter amendment ordinance on January 1, 2007. This ordinance option ensures that while an agreement is being negotiated between the County and Cities, unrepealable measures are in place, until the January 1, 2007 sunset, to achieve the purposes set out in the draft ordinance that does not include the sunset provision. There are no other differences between the two ordinance versions, only the sunset provision.

Although the City of Winter Springs has acted in good faith with a self-enforced moratorium, it is important to point out that because the moratorium is self-imposed, it is also repealable at any time by the respective or future City Commission, without condition. The charter amendment ordinance utilizing the sunset provision will achieve the objectives of both the County and Cities to work together towards a mutual agreement for preserving the integrity of the Rural Area while maintaining municipal sovereignty.

STAFF RECOMMENDATION:

Staff recommends approval of the ordinance proposing amendments to the Seminole County Home Rule Charter, through referendum vote, that will designate a Rural Boundary, establish a Rural Area and provide that the Seminole County Comprehensive Plan shall control Land Use within said Rural Area.

Attachments: Ordinance with sunset provision
Ordinance without sunset provision
Legal Description for Rural Area
Rural Boundary Map

AN ORDINANCE PROPOSING AMENDMENTS TO THE SEMINOLE COUNTY HOME RULE CHARTER; DESCRIBING PURPOSE AND INTENT; PROPOSING TO AMEND ARTICLE I, SECTION 1.4 OF THE HOME RULE CHARTER TO ALLOW CERTAIN COUNTY REGULATIONS TO SUPERSEDE CONFLICTING MUNICIPAL REGULATIONS; PROPOSING TO CREATE ARTICLE V, SECTION 1.2 OF THE HOME RULE CHARTER TO ESTABLISH A URBAN/RURAL BOUNDARY AND A RURAL AREA, DEFINE THE TERM RURAL LANDS, ALLOW THE BOARD OF COUNTY COMMISSIONERS TO REMOVE PROPERTY FROM THE RURAL AREA BY ORDINANCE, PROVIDE THAT THE FUTURE LAND USE DESIGNATIONS OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN CONTROL THE DENSITY AND INTENSITY OF DEVELOPMENT OF THE RURAL LANDS UNTIL JANUARY 1, 2007, REQUIRE COMMISSION APPROVAL OF ALL CHANGES TO THE FUTURE LAND USE DESIGNATIONS OF RURAL LANDS, REGARDLESS OF MUNICIPAL BOUNDARIES, PROVIDE FOR IMPLEMENTING ORDINANCES AND SUPERSEDING CONFLICTING MUNICIPAL ORDINANCES; PROVIDING FOR A REFERENDUM REGARDING THESE CHARTER AMENDMENTS; PROVIDING FOR CODIFICATION AND SEVERABILITY AND CONDITIONING THE EFFECTIVENESS OF THE PROPOSED CHARTER AMENDMENTS UPON VOTER APPROVAL AT A REFERENDUM.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. Legislative Findings and Declaration of Intent.

(a) The Board of County Commissioners of Seminole County (the "Board") recognizes that the eastern portion of Seminole County is largely rural in character, consisting primarily of farms, agricultural uses and a limited number of residences. The Board further recognizes that the residents of the eastern portion of Seminole County have intentionally chosen a rural lifestyle, characterized by large residential lots, limited traffic flow, few stoplights, little or no commercial

development and limited urban amenities, such as water and sewer services. Many residents of this area have expressed to the Board their desire to maintain this rural lifestyle and rural landscape.

(b) It is essential to the preservation of the rural landscape and lifestyle to ensure that land development in this area does not exceed the intensity or density prescribed for rural development as indicated in Seminole County's existing land use designations.

(c) Overly intense or dense development will adversely impact existing drainage and roadway systems, some of which are already overtaxed. Further, certain properties in the eastern rural area are low lying with high water tables. As such, overly intense development of these properties would likely create adverse impacts and expense to neighboring properties.

(d) To preserve the existing rural lifestyle and rural landscape of eastern Seminole County there is a need to limit the provision of urban services and intensity of development. To accomplish that purpose, the Board has adopted and designated an Urban/Rural Boundary in the Seminole County Comprehensive Plan. Pursuant to the Comprehensive Plan, development on the eastern side of this boundary is subject to land use regulations limiting density and intensity of use and limiting the provision

of certain urban services, such as, for example and not as a limitation, central water and sewer systems.

(e) The Board wishes to ~~recognize and adopt the~~ **establish** **a** Urban/Rural Boundary as part of the Home Rule Charter and create a "Rural Area" defined, in part, by the Urban/Rural Boundary.

(f) There are many properties located in the Rural Area which abut municipalities and are therefore subject to municipal annexation in the near future. It is the Board's intent to avoid future disputes between and among the County, the various municipalities and property owners regarding annexation and development of such properties. In that regard, the County seeks to clarify and preserve its authority over the density and intensity of development of all properties located in the Rural Area, regardless of whether such properties are within unincorporated Seminole County or a municipality.

(g) The Board recognizes that changing circumstances may require ~~alteration of~~ **property to be removed from** the Rural Area, without need of further charter amendment, by county ordinance.

(h) Pursuant to the Seminole County Home Rule Charter, Article IV, Section 4.2(C), the Board may propose a Charter amendment for referendum vote by passing an ordinance relating to such amendment by a majority vote of the Board.

Section 2. Amendment to Article I of the Seminole County Home Rule Charter. Article I, Section 1.4 of the Seminole County Home Rule Charter is hereby amended to read as follows:

Section 1.4. Relation to Municipal Ordinances.

Except as **otherwise** provided in Article V, Section 1.2 of
by this Charter, Municipal ordinances shall prevail over County
ordinances to the extent of any conflict.

Section 3. Amendment to Article V of the Seminole County Home Rule Charter. Article V, Section 1.2 is hereby created to read as follows:

Section 1.2. Rural Boundary and Rural Area.

a. There is hereby established an ~~Urban/Rural~~ Boundary
running in a generally north south direction as more
specifically delineated on that certain map titled "Rural
Boundary Map" and dated **August 10**, 2004, and a "Rural Area" as
described in that certain legal description titled "Legal
Description for Rural Area" and dated **August 10**, 2004, both of
which are on file in the official records of the Clerk of the
Board of County Commissioners. "Rural Lands", for the purpose
of this Section, are those contained within the area depicted in
the above referenced legal description. After the effective
date of this section the Future Land Use Element of the Seminole
County Comprehensive Plan shall include a copy of the map and
legal description.

b. The Board of County Commissioners may remove property from the "Rural Area" and amend the Urban/Rural Boundary accordingly, by ordinance whenever, in the opinion of the Board, such a change is necessary. **Nothing herein shall authorize the County Commission to expand the "Rural Area" beyond the area contained in the above referenced legal description.**

c. ~~From and~~ After the effective date of this section **and until January 1, 2007,** the future land use designations contained in the Seminole County Comprehensive Plan shall control the density and intensity of development on all Rural Lands, as that term is defined herein. The Board of County Commissioners must approve all changes to the future land use designations of all Rural Lands, regardless of whether some or all of the Rural Lands are located within a municipality.

d. The Board of County Commissioners may enact ordinances to implement this section. Municipal ordinances in conflict with this section or any implementing county ordinance are superseded to the extent of such conflict.

Section 4. Referendum.

(a) The Supervisor of Elections of Seminole County is hereby authorized and directed to place on the ballot for the General Election to be held on November 2, 2004, the following ballot title and question:

CHARTER AMENDMENT ESTABLISHING RURAL AREA AND
TEMPORARILY PREEMPTING MUNICIPAL COMPREHENSIVE LAND
USE AUTHORITY THEREIN ~~WITHIN RURAL AREA~~ .

Shall the ~~Home Rule~~ **County** Charter be amended to ~~designate~~
establish an ~~Urban/Rural~~ Boundary and create a "Rural Area" of
the County, authorize future changes **reducing the size of the**
"Rural Area" by County ordinance; provide ~~that~~ the Future Land
Use Designations established in the Seminole County
Comprehensive Plan shall apply to all lands, incorporated or
unincorporated, within said "Rural Area", authorize implementing
ordinances, and provide that ~~the Charter and~~ implementing
ordinances supersede conflicting municipal ordinances **until**
January 1, 2007.

Yes _____

No _____

(b) Notice of such referendum shall comply with all
requirements of the Seminole County Home Rule Charter, Article
IV, Section 4.2(c) and Chapter 100, Florida Statutes.

Section 5. Codification. Sections 2 and 3 of this
Ordinance shall be codified in the Seminole County Home Rule
Charter if approved by referendum. No other sections of this
Ordinance shall be codified.

Section 6. Severability. If any provision of this
Ordinance is for any reason held by a court to be
unconstitutional, invalid, or void, it is the intent of the

Board that such ruling shall not affect other provisions of this Ordinance which can be given affect without the invalid provision, and to such end, the provisions of this Ordinance are declared severable.

Section 7. Effective Date. Sections 1,4,5,6 and 7 of this Ordinance shall take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners. Sections 2 and 3 of this Ordinance shall take effect on November 3, 2004 if approved by a majority of voters at referendum.

ENACTED this ____ day of _____, 2004.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
DARYL G. MCLAIN, Chairman

RAM/SPL/gn
7/27/04 8/9/04 8/10/04
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AN ORDINANCE PROPOSING AMENDMENTS TO THE SEMINOLE COUNTY HOME RULE CHARTER; DESCRIBING PURPOSE AND INTENT; PROPOSING TO AMEND ARTICLE I, SECTION 1.4 OF THE HOME RULE CHARTER TO ALLOW CERTAIN COUNTY REGULATIONS TO SUPERSEDE CONFLICTING MUNICIPAL REGULATIONS; PROPOSING TO CREATE ARTICLE V, SECTION 1.2 OF THE HOME RULE CHARTER TO ESTABLISH A URBAN/RURAL BOUNDARY AND A RURAL AREA, DEFINE THE TERM RURAL LANDS, ALLOW THE BOARD OF COUNTY COMMISSIONERS TO REMOVE PROPERTY FROM THE RURAL AREA BY ORDINANCE, PROVIDE THAT THE FUTURE LAND USE DESIGNATIONS OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN CONTROL THE DENSITY AND INTENSITY OF DEVELOPMENT OF THE RURAL LANDS, REQUIRE COMMISSION APPROVAL OF ALL CHANGES TO THE FUTURE LAND USE DESIGNATIONS OF RURAL LANDS, REGARDLESS OF MUNICIPAL BOUNDARIES, PROVIDE FOR IMPLEMENTING ORDINANCES AND SUPERSEDING CONFLICTING MUNICIPAL ORDINANCES; PROVIDING FOR A REFERENDUM REGARDING THESE CHARTER AMENDMENTS; PROVIDING FOR CODIFICATION AND SEVERABILITY AND CONDITIONING THE EFFECTIVENESS OF THE PROPOSED CHARTER AMENDMENTS UPON VOTER APPROVAL AT A REFERENDUM.

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which are on file in the official records of the Clerk of the
Board of County Commissioners. "Rural Lands", for the purpose
of this Section, are those contained within the area depicted in
the above referenced legal description. After the effective
date of this section the Future Land Use Element of the Seminole
County Comprehensive Plan shall include a copy of the map and
legal description.

b. The Board of County Commissioners may remove property from the "Rural Area" and amend the ~~Urban~~/Rural Boundary accordingly, by ordinance whenever, in the opinion of the Board, such a change is necessary. Nothing herein shall authorize the County Commission to expand the "Rural Area" beyond the area contained in the above referenced legal description.

c. From and after the effective date of this section the future land use designations contained in the Seminole County Comprehensive Plan shall control the density and intensity of development on all Rural Lands, as that term is defined herein. The Board of County Commissioners must approve all changes to the future land use designations of all Rural Lands, regardless of whether some or all of the Rural Lands are located within a municipality.

d. The Board of County Commissioners may enact ordinances to implement this section. Municipal ordinances in conflict with this section or any implementing county ordinance are superseded to the extent of such conflict.

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(a) The Supervisor of Elections of Seminole County is hereby authorized and directed to place on the ballot for the General Election to be held on November 2, 2004, the following ballot title and question:

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WITHIN RURAL AREA.

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the County, authorize future changes reducing the size of the
"Rural Area" by County ordinance; provide that the Future Land
Use Designations established in the Seminole County
Comprehensive Plan shall apply to all lands, incorporated or
unincorporated, within said "Rural Area", authorize implementing
ordinances, and provide that the Charter and implementing
ordinances supersede conflicting municipal ordinances.

Yes _____

No _____

(b) Notice of such referendum shall comply with all
requirements of the Seminole County Home Rule Charter, Article
IV, Section 4.2(c) and Chapter 100, Florida Statutes.

Section 5. Codification. Sections 2 and 3 of this
Ordinance shall be codified in the Seminole County Home Rule
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Board that such ruling shall not affect other provisions of this

Ordinance which can be given affect without the invalid provision, and to such end, the provisions of this Ordinance are declared severable.

Section 7. Effective Date. Sections 1,4,5,6 and 7 of this Ordinance shall take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners. Sections 2 and 3 of this Ordinance shall take effect on November 3, 2004 if approved by a majority of voters at referendum.

ENACTED this ____ day of _____, 2004.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
DARYL G. MCLAIN, Chairman

RAM/SPL/gn
7/27/04 8/9/04 8/10/04
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Legal Description for Rural Area

August 10, 2004

The Rural Area is located in the Eastern portion of Seminole County, Florida. The calls within this description are based on the individual plats and deeds to which the rural boundary line is coincident with and are not part of a uniform basis of bearings throughout.

Being more particularly described as follows:

Begin in **Sec 1, Twp 20S, Rng 31E**, at the intersection of the thread of the St. John's River, also being the Northerly boundary of Seminole County, with the West line of the East one-half of said Section 1; Thence run southerly along said line to its intersection with the Northeasterly shoreline of Lake Jesup; Thence run Southerly and Southwesterly along said Easterly and Southeasterly shoreline of Lake Jesup to the NE Corner of the West 30 acres of Government Lot 3 of **Sec 33, Twp 20S, Rng 31E**. Thence run Southerly along the East line of said West 30 acres to a point 60.00 feet North of the South line of Govt Lot 3, Sec 33, Twp 20S, Rng 31E. Thence run East along the North line of the South 60.00 feet of Govt Lots 3, 2, & 1 to a point 60.00 feet North of the NW Corner of **Sec 3, Twp 21S, Rng 31E**. Thence, South 60.00 feet to said NW Section Corner.

Thence South along the West line of said Section 3 to a point on the Northerly Right of Way of SR 434. Thence run Easterly along said Northerly Right of Way to the East line of Lot 19, Black Hammock, Plat Book 1, Page 31 of the Official Records of Seminole County, Florida. Thence run North along said East lot line to the NE Corner of said Lot 19. Thence continue North along the Northerly extension of the East line of said Lot 19 extended North to the North Right of Way of Florida Avenue. Thence run East along said North Right of Way to the West line of the E $\frac{1}{2}$ of said Section 3. Thence run South along said West line to the SW Corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec 3, Twp 21S, Rng 31E. Thence run East along the South line of the North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 3 to the East line of said Section 3.

Thence continue East along the South line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of **Sec 2, Twp 21S, Rng 31E** to the SE Corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2. Thence run the following courses through Black Hammock, Plat Book 1, Page 31 of the Official Records of Seminole County, Florida: Easterly across Canal Street Right of Way to the SW Corner of Lot 140; East along the South line of said lot to the SE Corner of Lot 140, Easterly across Elm Street Right of Way to the SW Corner of Lot 153, East along the South line of said lot to the SE Corner of Lot 153; Easterly across Kansas Street Right of Way to the SW Corner of Lot 236; East along the South line of said lot to the SE Corner of Lot 236; Easterly across Oklahoma Street Right of Way to the SW Corner of Lot 245; East along the South line of said lot to the SE Corner of Lot 245; Easterly across Orange Street Right of Way to the SW Corner of Lot 333; East along the South line of said lot to the SE Corner of Lot 333; Easterly across Stone Street Right of Way to the SW Corner of Lot 342; South along the West line of Lots 341, 340, 339 and 338 to the SW Corner of Lot 338; East along the South line of said lot to the SE Corner of Lot 338, Black Hammock, Plat Book 1, Page 31 of the Official Records of Seminole County, Florida, being the end of above referenced courses through said subdivision.

Thence Easterly across Van Arsdale Street Right of Way to the NW Corner of Lot 1, Swope's 2nd Addition to Black Hammock, Plat Book 3, Page 14 of the Official Records of Seminole County, Florida. Thence run Southerly 204.00 feet to the SW Corner of said Lot 1. Thence run Northeasterly along Southerly lot line of said Lot 1 a distance of 741.50 feet to the Easterly most point of said Lot 1. Thence, run Easterly along the North line of **Sec 12, Twp 21S, Rng 31E** to the NE Corner of said Section 12. Thence run South along the East line of said Section 12 a distance of 667.50 feet to the NW Corner of Lot 25, Lee's Iowa City, Plat Book 7, Page 35 of the Official Records of Seminole County, Florida. Thence continue South along the West line of Lots 25 & 30, said Plat of Lee's Iowa City, a distance of 1,979.90 feet to the SW Corner of said Lot 30. Thence run along the South line of Lot 31, said subdivision, for the following courses: West a distance of 631.50 feet; North a distance of 25.00 feet, and West a distance of 660.00 feet to the SW Corner of said Lot 31. Thence run Westerly across Van Arsdale Street Right of Way to the SE Corner of Lot 18, Swope's 2nd Addition to Black Hammock, Plat Book 3, Page 14 of the Official Records of Seminole County, Florida. Thence run North along the East line of said lot to the NE Corner of said Lot 18. Thence run West along the North line of said Lot 18 a distance of 330.00 feet. Thence run North to the North line of the South $\frac{3}{4}$ of Lot 17, said Swope's 2nd Addition to Black Hammock. Thence run West along said North line of the S $\frac{3}{4}$ a distance of 726.00 feet. Thence run South to the North line of said Lot 18. Thence, West along said North lot line to the NW Corner of said Lot 18. Thence run South along the West lot line to the SW Corner of said lot 18. Thence continue South along the Southerly extension of the West line of said Lot 18, across Cabbage Avenue Right of Way, to the North line of the South $\frac{1}{2}$ of Sec 12, Twp 21S, Rng 31E.

Thence West along the North line of the S $\frac{1}{2}$ of said Section 12 to the NW Corner of the SE $\frac{1}{4}$ of said Section 12. Thence run South along the West line of said SE $\frac{1}{4}$ a distance of 349.50 feet; N76-38-00W a distance of 329.00 feet; S13-07-00E a distance of 530.00 feet; N65-28-00E a distance of 219.20 feet. Thence run South along the West line of said SE $\frac{1}{4}$ a distance of 567.70 feet to the NW Corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 12. Thence run East along said North line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 132.00 feet. Thence, South to the South line of the N $\frac{1}{4}$ of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$. Thence run West along South line of said N $\frac{1}{4}$ a distance of 132.00 feet to the West line of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$. Thence run South along the West line of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ to the **South $\frac{1}{4}$ Corner of Sec 12, Twp 21S, Rng 31E**. Thence run South along the East line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 13, Twp 21S, Rng 31E a distance of 1,316.16 feet. Thence, West along the South line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 13 a distance of 1,310.32 feet to the SE Corner of Lockwood Boulevard Complex, Plat Book 48, Page 17 of the Official Records of Seminole County, Florida. Thence run the following courses: S89-34-53W along the South line of said subdivision a distance of 820.11 feet to the SW Corner of Lot 2; N00-52-30W along the West line of said lot 2 a distance of 662.32 feet to the NW Corner of said Lot 2; S89-41-03W along the North line of said subdivision a distance of 550.03 feet to the West line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of **Sec 13, Twp 21S, Rng 31E**.

Thence South along the West line of said Section 13 to the Northerly Right of Way of CR 419. Thence run Southeasterly along the Southwesterly boundaries of Riverside Landings First Amendment, Plat Book 63, Pages 64-66, Riverside Landings, Plat Book 55, Pages 1-2, and River Oaks Reserve Commercial, Plat Book 63, Pages 20-21, all recorded in the Official Records of Seminole County, Florida, to the Southerly most point of said River Oaks Reserve Commercial. Thence continue Southeasterly along said Northerly Right of Way of CR 419 to the East line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of **Sec 24, Twp 21S, Rng 31E**. Thence departing said Right of Way, run Northerly along said East line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24 to the NE Corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 24. Thence, continue Northerly along the East line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of **Sec 13, Twp 21S, Rng 31E** a distance of 1320 feet more or less to the Southeasterly Right of Way of Willingham Road as recorded in Plat Book 6, Page 10 of the Official Records of Seminole County, Florida. Thence, Northeasterly along said Right of Way to the East Line of said Section 13.

Thence, Southerly along the East line of said Section 13 a distance of 660 feet plus or minus to the South line of the North $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of **Sec 18, Twp 21S, Rng 32E**. Thence, run Easterly along said South line to the SE Corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 18, said point being on the South line of Willingham Acres (an unrecorded subdivision). Thence, continue Easterly along the South line of the North $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 18 to the East line of the SW $\frac{1}{4}$ of Section 18. Thence run Northerly along said East line to the Southerly Right of Way of said Willingham Road. Thence, run Easterly along said Southerly Right

of Way of Willingham Road to the NW Corner of Sanctuary Phase 1, Village 4, as recorded in Plat Book 58, Pages 85-90 of the Official Records of Seminole County, Florida. Thence, continue Easterly along the Northerly line of the subdivision to the NE Corner of said subdivision, also being the NW Corner of Sanctuary Phase 2, Villages 7 and 8, as recorded in Plat Book 63, Pages 70-83 of the Official Records of Seminole County, Florida.

Thence, continue Easterly along the Northerly line of said Phase 2, Villages 7 and 8, to its NE Corner. Thence, run S00-59-27E along the Easterly boundary of said subdivision and Westerly Right of Way of said Willingham Road 1246.29 feet. Thence, departing said Right of Way, continue along said subdivision boundary the following courses: S89-13-27W a distance of 459.52 feet; S04-03-44E a distance of 500.82 feet; S89-13-27W a distance of 1524.20 feet; S00-58-45E a distance of 855.08 feet to the Southern most Corner of Sanctuary Phase 2, Villages 7 & 8, also being the NE Corner of Sanctuary Phase 2, Village 10 as recorded in Plat Book 63, Page 35-42 of the Official Records of Seminole County, Florida. Thence, continue along said boundary of Phase 2, Village 10 the following courses: S00-26-46E a distance of 1328.77 feet; S89-14-36W a distance of 1324.20 feet; S00-19-28E a distance of 700.89 feet to the southern most Corner of said Phase 2, Village 10.

Thence, departing said subdivision boundary, run Easterly along the North line of the West 165.00 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of **Sec 20, Twp 21S, Rge 32E** a distance of 165.00 feet. Thence, Southerly along the East line of the West 165.00 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 20, Twp 21S, Rge 32E to the Southerly Right of Way of County Road 419. Thence, run Northwesterly along said Right of Way to the East line of the West $\frac{7}{8}$ of the East $\frac{1}{2}$ of Sec 19, Twp 21S, Rng 32E. Thence, departing said Right of Way, run Southerly along said East line to the NE Corner of the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 19. Thence, run N85-51-30E along the South line of Lake Eva Estates (an unrecorded subdivision) a distance of 2000.93 feet to the SE Corner of said Lake Eva Estates. Thence, run N12-25-35W along the East boundary of Lake Eva Estates a distance of 595.53 feet. Thence, departing said subdivision boundary, continue N12-25-35W a distance of 1080 feet more or less to the Southerly Right of Way of CR 419. Thence, run Southeasterly along said Right of Way to the West line of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec 20, Twp 21S, Rge 32E. Thence, run Southerly on said West line to the South line of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$. Thence run Easterly on said South line to the West boundary of Townsite of North Chuluota as recorded in Plat Book 2, Pages 54-58 of the Official Records of Seminole County, Florida. Thence, run Northerly on said West boundary to the NW Corner of said North Chuluota. Thence, run Easterly along the Northerly boundary of said North Chuluota to its intersection with the Southerly extension of the West line of Lake Lenelle Woods as recorded in Plat Book 37, Pages 67-69 of the Official Records of Seminole County, Florida; Thence run N00°00'21"W to the SW corner of said Lake Lenelle Woods.

Thence, run along the boundary of said Lake Lenelle Woods the following courses: N00-00-21W a distance of 1131.60 feet; S89-50-55E a distance of 143.67 feet; N00-00-21W a distance of 606.40 feet; N89-50-55W a distance of 593.67 feet; N00-00-21W a distance of 399.90 feet; S89-51-06W a distance of 450.00 feet; N00-00-21W a distance of 483.00 feet; N89-51-06E a distance of 450.00 feet; N89-51-06E a distance of 936.41 feet.

Thence continue N89-51-06E on an extension of said subdivision boundary, across Jacob's Trail Right of Way, a distance of 100.00 feet to a point on the West boundary of Osprey Lakes Phase 1 as recorded in Plat Book 60, Pages 38-45 of the Official Records of Seminole County, Florida. Thence, run along the boundary of said Osprey Lakes Phase 1 the following courses: N89-54-05E a distance of 25.00 feet; N00-08-38E a distance of 383.95 feet; N54-30-00E a distance of 2524.44 feet to the Northern most Corner of said Osprey Lakes Phase 1 said corner being the Northwesternly Corner of Osprey Lakes Phase 3 as recorded in Plat Book 62, Pages 4-6 of the Official Records of Seminole County, Florida.

Thence, continue along the boundary of said Osprey Lakes Phase 3 the following courses: N54-30-00E a distance of 184.63 feet; N90-00-00E a distance of 721.00 feet; S00-00-00E a distance of 1,988.08 feet to the SE Corner of the SW $\frac{1}{4}$ of **Sec 16, Twp 21S, Rng 32E**. Thence, departing said boundary, run Easterly on the South line of said Section 16 to the Northeastly Corner of Osprey Lakes Phase 2 as recorded in Plat Book 62, Pages 1-3 of the Official Records of Seminole County, Florida. Thence run S00-00-49W along the Easterly boundary of said Osprey Lakes Phase 2 a distance of 1332.68 feet to the SE Corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of **Sec 21, Twp 21S, Rng 32E**. Thence, run S88-58-07E along the South line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 21 a distance of 1302.25 feet to a point 25.00 feet West of the East line of the NE $\frac{1}{4}$ of Sec 21, Twp 21S, Rng 32E. Thence run Southerly along a line parallel to and 25.00 feet West of said East line to the Easterly extension of the Northerly Right of Way of Brumley Road (being a 50' Right of Way).

Thence Westerly along said Northerly Right of Way to the Southerly extension of the Easterly Right of Way of Avenue H. Thence, Southerly along said Easterly Right of Way a distance of 500 feet more or less to the Northwesternly Corner of Estates on Lake Mills as recorded in Plat Book 60, Pages 85-92 of the Official Records of Seminole County, Florida. Thence, continue along the westerly Boundary of said Estates of Lake Mills and the Easterly Right of Way of Avenue H the following courses: S03-00-24E a distance of 165.41 feet; S00-55-07E a distance of 314.50 feet; thru a curve concave to the Northwest an arc distance of 70.66 feet. Thence departing said Right of Way and continuing on said Estates on Lake Mills boundary the following courses: S00-46-27E 155.97 feet; S01-06-36E a distance of 727.01 feet; S00-57-02E a distance of 709.22 feet; S01-13-59E a distance of 73.56 feet; S01-02-19E a distance of 1929.43 feet to the South line of the North $\frac{1}{2}$ of **Sec 28, Twp 21S, Rng 32E**.

Thence, run Westerly along said South line to the Easterly Right of Way line of SR 13 (per SRD Right of Way Map; also shown in the Townsite of North Chuluota, Plat Book 2, Pages 54-58). Thence, Southerly along said Easterly Right of Way to the South line of the SW $\frac{1}{4}$ of Sec 28, Twp 21S, Rng 32E. Thence, run Westerly along the South line to the SW Corner of said Section. Thence, run Northerly along the West line of said Section 28 to the South boundary of Townsite of North Chuluota as recorded in Plat Book 2, Pages 54-58 of the Official Records of Seminole County, Florida. Thence, run West along said subdivision to the SW Corner of said Townsite of North Chuluota. Thence, run Northerly along the Westerly boundary of said Townsite of North Chuluota to the SW Corner of Lot 5, Block 54 of said Townsite of North Chuluota. Thence, run West a distance of 50.00 feet. Thence run North to the Southeasterly shoreline of North Horseshoe Lake. Thence, run Easterly along said shoreline to a point on the Westerly boundary of said Townsite of North Chuluota. Thence, Northerly along said boundary to a point 100.00 feet South of the NE Corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of **Sec 29, Twp 21S, Rng 32E.**

Thence, Westerly along a line 100 feet South of and parallel to the North line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 29 to a point on the Westerly line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$. Thence, Southerly on said Westerly line to the SW Corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$. Thence, Westerly along the North line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 29 to the NW Corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$. Thence, Southerly along the Westerly line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ to the NE Corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 29. Thence, Westerly on the North line of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ to the NW Corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$. Thence, Southerly on the West line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 29 to the North line of the SW $\frac{1}{4}$ of said Section 29. Thence, Westerly on the North line of the SW $\frac{1}{4}$ of said Section 29 to the NE Corner of the Westerly 22 acres of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29. Thence, Southerly along the Easterly line of the Westerly 22 acres of said NE $\frac{1}{4}$ to the North line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29. Thence, run Westerly along said North line to the NW Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29. Thence, run Southerly along the West line of said SE $\frac{1}{4}$ to the SW Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29.

Thence, run Westerly on the South line to the SW Corner of said Section 29. Thence, continue Westerly on the South line of **Sec 30, Twp 21S, Rng 32E** a distance of 3,400 feet plus or minus to the thread of the Econlockhatchee River. Thence, run Southerly along the thread of said river to the South line of **Sec 31, Twp 21S, Rng 32E**, also being the Southern most boundary of Seminole County. Thence run along the boundary of Seminole County (per Florida Statutes Chapter 6511, No. 91, the "Creation of Seminole County") the following courses: Easterly along said Southern most boundary, also being the Southerly line of Twp 21S, Rng 32E and Twp 21S, Rng 33E, to the thread of the St. John's River and the Easterly most point of Seminole County, located within **Sec 35, Twp 21S, Rng 33E**; Northwesterly along the thread of said river, also being the Eastern boundary of Seminole County, to and through Lake Harney, returning to the thread of the St. John's River; continue Northwesterly and then Southwesterly along the thread of said river, being the Eastern and Northern boundary of Seminole County, to the Point of Beginning of the Rural Boundary Description.






LESS the following areas within the Rural Boundary located within the city limits of Winter Springs, further described as:

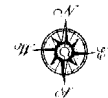
- SEC 03 TWP 21S RGE 31E NW 1/4 OF NW 1/4 (LESS S 340 FT OF E 660 FT)
- SEC 03 TWP 21S RGE 31E W 1/2 OF SW 1/4 OF NW 1/4
- SEC 03 TWP 21S RGE 31E N 2/3 OF S 3/4 OF E 1/2 OF SW 1/4 OF NW 1/4 (LESS S 100 FT OF E 264 FT)
- LOT 19, BLACK HAMMOCK, PB 1 PG 31 & R/W ADJ ON N & W

Also **LESS** the following areas within the Rural Boundary located within the city limits of Oviedo, further described as:

- PT OF LOTS 25 & 30 DESC AS BEG NW COR LOT 25 RUN E 608.44 FT S 1979.42 FT W 608.15 FT N 1980.3 FT TO BEG, LEES IOWA CITY, PB 7 PG 35
- SEC 13 TWP 21S RGE 31E THAT PART OF N 1/2 OF NE 1/4 LYING W OF A LINE 550 FT W OF SHORE LI ECONLOCKHATCHEE CREEK
- SEC 13 TWP 21S RGE 31E THAT PART OF S 3/4 LYING W OF A LINE 550 FT W OF SHORE LI ECONLOCKHATCHEE CREEK & E OF WLY R/W LINE OF LOCKWOOD RD & NELY OF CR 419 (LESS RIVER OAKS RESERVE COMMERCIAL, PB 63 PGS 20 & 21)
- RIVER OAKS RESERVE COMMERCIAL, PB 63 PGS 20 & 21
- LOT 1, LOCKWOOD BLVD COMPLEX, PB 48 PG 17 & EVANS ST R/W ADJ ON S
- SEC 13 TWP 21S RGE 31E THAT PART OF S 3/4 LYING W OF WLY R/W LINE OF LOCKWOOD RD & NELY OF CR 419

August 10, 2004

 Rural Boundary
 Section Lines
 Twp/Rng Lines
 Airport
 Navigable Water



RURAL

